

CENTURY 21 COMMERCIAL®

B.J. Roth Realty Ltd.

BROKERAGE



99+ ACRES

850 LINE 15 N
ORO-MEDONTE

KRISTEN SHAYLOR

REALTOR®

705.220.9362

kristen@kristenshaylor.ca

850 LINE 15 N, ORO-MEDONTE

ORO-MEDONTE DEMOGRAPHICS

Discover an exceptional opportunity with 850 Line 15 North, Oro-Medonte. This expansive 99.79-acre property, boasting approximately 45 acres primed for development, presents unmatched potential for astute investors. The City of Orillia is currently evaluating the property for potential annexation into its settlement boundaries, with a decision anticipated within the next twelve months. This strategic move could lead to a favorable zoning change, likely incorporating residential and commercial uses, thereby significantly enhancing the property's value.

Strategically located near key community hubs, including Lakehead University and Costco, this property offers unparalleled accessibility to essential amenities. Ideal for residential, commercial, or mixed-use development.

The proposed future Sewage Pump Station on Old Barrie Road underscores the area's commitment to robust infrastructure, a pivotal advantage for substantial commercial and residential projects. Additionally, the property's expansive acreage supports agricultural endeavors, offering supplementary income potential through farming or horticulture.



Total
Population
23,017

Median
Age
47.6

Total Labour Force:
12,085

Employment Rate:
56.4%

Unemployment Rate
10.9%

Participation Rate
63.3%



850 Line 15 N,
Oro-Medonte

Zoning
Available

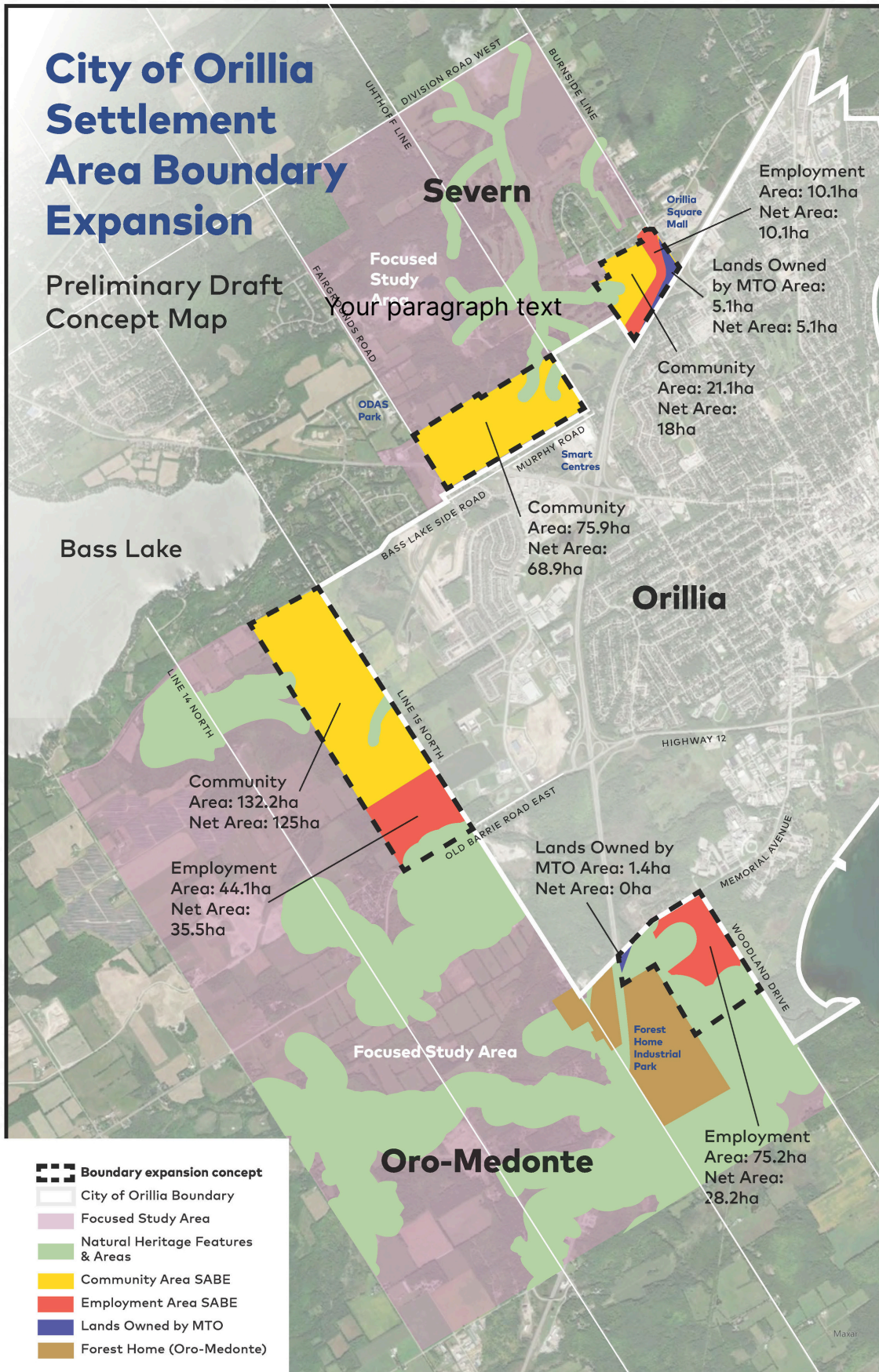
Highway 11

Orillia

Property Details

ZONING:	EP/A/RU
LAND AREA:	+/- 99 Acres
LOCATION:	20 minutes +/- To & From The Barrie, Lake Simcoe Regional Airport, 20 Minutes +/- To & From Orillia & 75 Minutes +/- From The GTA.
AVAILABLE SERVICES:	Well located on the lot.
LEGAL DESCRIPTION:	PT LT 7 CON 1 SOUTH ORILLIA, PTS 2, 3, 5 & 8 PL 51R18771 EXCEPT PT 1 PL 51R24861; S/T RO1052210 & RO1428754; S/T EASEMENT

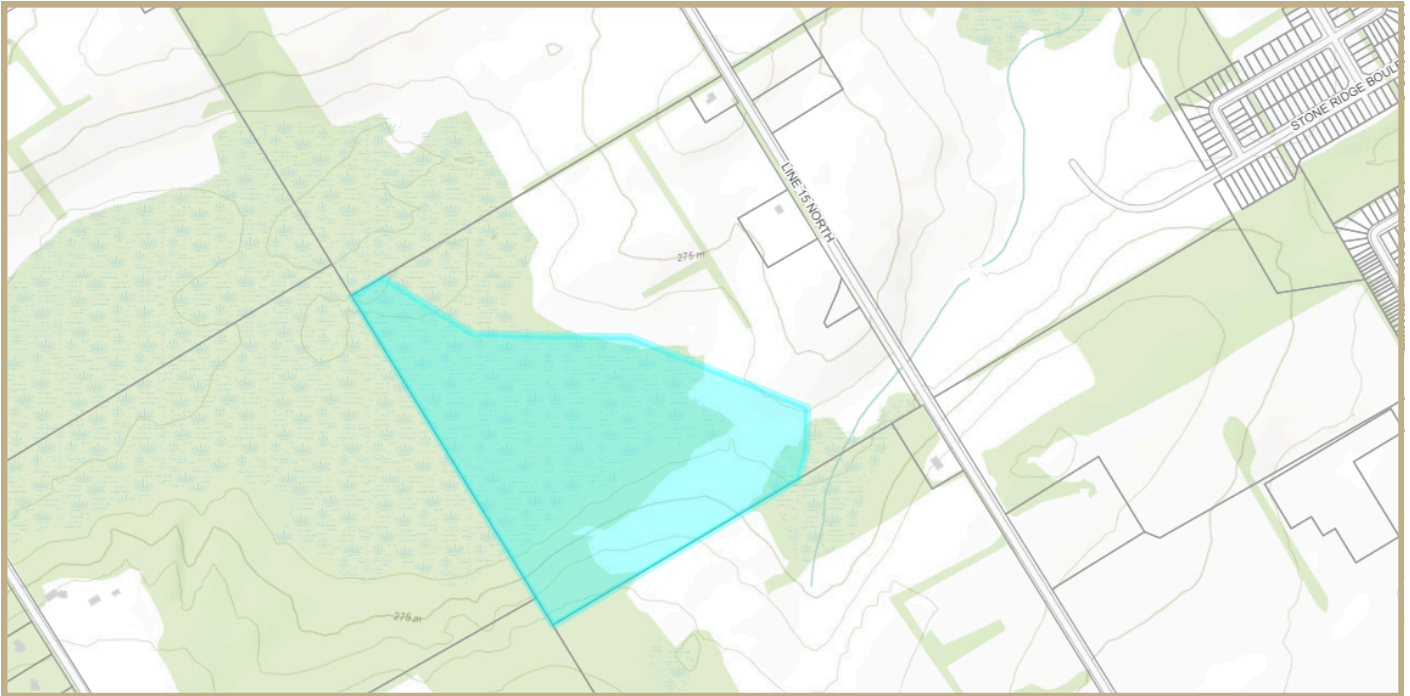




Zoning By-Law

EP/A/RU

Enviromental Protection



Agricultural/Rural

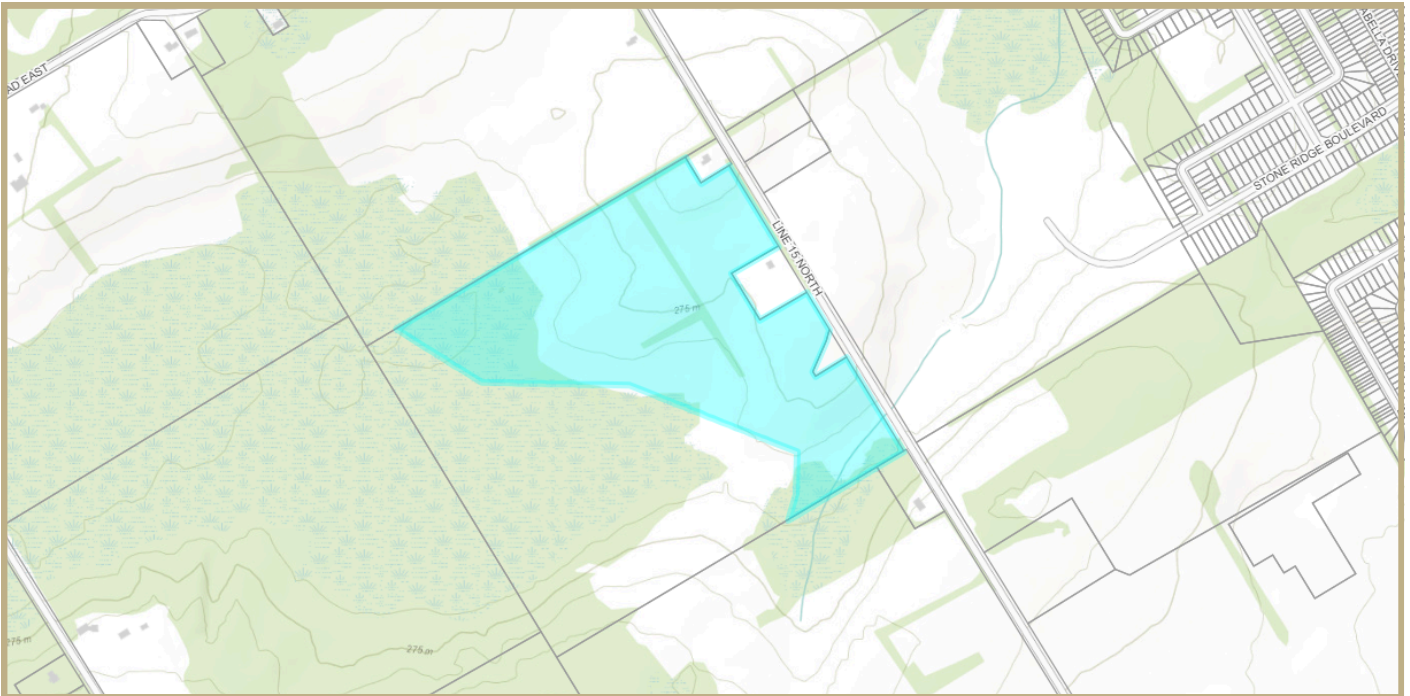


Table A4**Agricultural/Rural Zone and Mineral Aggregate Resource Zones Permitted Uses**

[By-law 2013-179]

	Use	Zone		
		A/RU Agricultural/Rural	MAR1 Mineral Aggregate Resource One	MAR2 Mineral Aggregate Resource Two
A	<i>Agricultural uses, intensive</i>	♦		♦
B	<i>Agricultural uses</i>	♦	♦	♦
C	<i>Agricultural uses, specialized</i>	♦		♦
D	<i>Bed and breakfast establishments</i>	♦		
E	<i>Conservation uses</i>	♦		♦
F	<i>Custom workshops</i>	♦		
G	<i>Equestrian facilities</i>	♦		♦
H	<i>Farm produce sales outlets</i>	♦		♦
I	<i>Forestry uses</i>	♦	♦	♦
J	<i>Hobby farms</i>	♦		♦
K	<i>Home occupations</i>	♦		♦
L	<i>Market gardens</i>	♦		♦
M	<i>Pits</i>		♦	
N	<i>Portable asphalt Plants</i>	♦	♦	♦
O	<i>Private clubs</i>	♦		
P	<i>Private home daycare</i>	♦		♦
Q	<i>Single detached dwellings</i>	♦		♦
R	<i>Veterinary clinics</i>	♦		
S	<i>Wayside pits</i>	♦	♦	♦
T	<i>Residential Care Homes</i>	♦		



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ASKING PRICE:
\$6,000,000

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